

The regular meeting of the Middle Smithfield Township Planning Commission was called to order on Thursday, September 20, 2016 at 7pm the Schoonover Municipal Building with Bob Early presiding.

Members: Bob Early, Parin Shah, Carrie Wetherbee, Mark Oney and Wayne Bolt were in present. Also in attendance, Planning Commission Solicitor Deborah Huffman and Township Secretary Michele Clewell. (Township Engineer Fred Courtright, P.E. and Dr. William Suriano were absent)

Presenters: Lorraine Tacardon, representing the Church of St. John

### **Pledge of Allegiance**

### **Approval of Minutes**

Carrie Wetherbee made a motion to approve the August 18, 2016 minutes. Wayne Bolt seconded the motion. Motion passed 5-0.

### **Plan Submittals**

Church of Saint John's Land Development Plan; Ms. Tacardon presented the land development plan for the Church of Saint John. The proposed plan shows the location for a 12'x30' storage shed being moved to the back of the property based on a work session held with the township supervisors and township engineer.

The Township Engineer, Fred Courtright P.E. provided his review letter dated August 15, 2015 and received September 15, 2016 for consideration.

Wayne Bolt made a motion to accept the plan and recommend that all the fees be waived. Carrie Wetherbee seconded the motion. Parin Shah began discussion on the Motion as to a reason why the fees should be waived. Mr. Early stated that this is a minimal impact plan. Carrie Wetherbee stated that some restriction should be recommended in the event down the road the shed is not used for anything else besides storage shed.

Bob Early restated the motion to accept the plan and to recommend the township fees be waived as the plan/project is low impact and minimal review. Wayne Bolt seconded the motion. Mark Oney stated that someone has to pay for the professionals that will review the plan, i.e. engineer and solicitors. Parin Shah stated that he would prefer it be more specific as when they make the recommendations, the applicant is held to their actions. Parin Shah amended the Motion to add that the professionals are compensated for their time. . Wayne Bolt seconded the motion. Motion passed 5-0.

### **Plan Reviews and Unfinished Business**

Church of St. John's Land Development Plan; Fred Courtright, P.E. Township Engineers letter dated August 15, 2016 and received September 15, 2016 was reviewed and discussed.

Mr. Courtright recommended (22) waivers and to move the land development plan for the 12'x30' storage shed on to the Supervisors.

Bob Early made a motion granting the waiver of the modifications as outlined in the Engineers letter dated August 15, 2016 and received September 15, 2016. Carrie Wetherbee seconded the motion. Motion passed 5-0.

Wayne Bolt made a motion that if the modifications are approved and the required setbacks are shown on the plan, the Planning Commission recommends the Board of Supervisors approve of the Church of St. John's Land Development Plan. Bob Early seconded the motion. Motion passed 5-0.

#### **Reviews and Recommendations**

None

#### **New Business**

Cancel and Reschedule the December 1, 2016 work session; Carrie Wetherbee made a motion to cancel the December 1, 2016 work session. Wayne Bolt seconded the motion. Motion passed 5-0. (*Note: it was determined that if a work session is warranted then a new date would be selected*).

#### **Discussion**

Zoning Review; Commission members were provided with Sections I-IV of the "Draft Middle Smithfield Zoning Ordinance – *Draft Revisions Highlighted in Italics*, Revised April 3, 2016" prepared by URDC. Sections i-IV will be discussed at length at the work session at 6:30pm on September 29, 2016.

SALDO; No discussion was held.

#### **Continuing Education**

Carrie Wetherbee stated that Pennsylvania State Association of Boroughs held a webinar on "The Right Sized Approaches for Dealing with Blight".

#### **Public Comment**

None

#### **Next Meeting(s)**

Regular meeting; October 20, 2017 at 7pm

Work sessions; September 29, October 6, November 3 beginning at 6:30pm

(A 30 minute work session will be held prior to the remaining 2016 regular meetings on October 20, November 17 and December 15)

#### **Adjournment**

Wayne Bolt made a motion to adjourn the meeting at 7:34 pm. Bob Early seconded the motion. Motion passed 5-0.

Respectfully submitted,

Michele L. Clewell  
PC Recording Secretary  
September 15, 2016